

## RESTRICTIVE COVENANT TERMINATION REVIEW SHEET

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**CASE:** C14-93-0134  
Forest Park Apartments

**P.C. DATE:** July 8, 2014

**ADDRESS:** 1088 Park Plaza

**AREA:** 23.83 Acres

**OWNER/AGENT:** Strategic Housing Finance Corporation of Travis County (Craig Alter)

**NEIGHBORHOOD PLAN AREA:** Heritage Hills

**DESIRED DEVELOPMENT ZONE:** Yes

**WATERSHED:** Little Walnut Creek

**SCENIC ROADWAY:** No

**CAPITOL VIEW CORRIDOR:** No

**TIA:** N/A

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends granting the restrictive covenant termination request.

### **PLANNING COMMISSION RECOMMENDATION:**

July 8, 2014:

### **ISSUES:**

The property was rezoned from SF-3 to MF-3-CO-NP and RR-CO-NP in 1993. As was common at the time, a restrictive covenant (RC) was filed with the rezoning to require an Integrated Pest Management Program (IPM) Plan be filed at time of site plan.

An IPM Plan was filed with the site plan for Forest Park Apartments, which was approved and permitted in 1996. Approval of this site plan indicates that the conditions of the RC were satisfied, and a letter from City Staff affirming this is attached (Exhibit A- Staff Correspondence). No rezoning or site plan is proposed with the current application.

### **DEPARTMENT COMMENTS:**

The subject property is located at the terminus of Park Plaza Drive, east of North Plaza, and is zoned MF-3-CO-NP, RR-CO-NP. The property is developed with the Forest Park Apartments. West of the property is another multifamily property that is zoned MF-3-NP, as well as Fiskville Cemetery, which is zoned SF-3-NP. North of the subject property is Gus Garcia Park, which is zoned P-NP. A mobile home community, zoned MH-NP, is located to the east, and Little Walnut Creek is to the south. The creek floodplain is zoned with P-NP, RR-CO-NP, and SF-3-NP, and includes North Acres Park. A tributary of Little Walnut Creek also crosses the northeastern corner of the subject property, and is the portion zoned RR-CO-NP. Please refer to Exhibits B and C (Zoning Map and Aerial View).

The property was rezoned in 1993 with City File # C14-93-0134, establishing the MF-3-CO-NP and RR-CO-NP designations listed above. A restrictive covenant (RC) was filed with the rezoning to require an Integrated Pest Management Program (IPM) Plan be filed at time of site plan because of the nearby floodplain of Little Walnut Creek and its tributary. Please refer to Exhibit D (Restrictive Covenant). A portion of the property was rezoned from RR-CO-NP to MF-1-CO-NP in 1995 with City File # C14-95-0014 so the property could provide access from Park Plaza Drive (access through RR zoning to multifamily is not permitted). The IPM requirement was not affected by the 1995 rezoning.

An IPM Plan was filed with the site plan for Forest Park Apartments under City File # SP-95-0274C, which was approved and permitted March 1, 1996. Approval of this site plan indicates that the conditions of the RC were satisfied. No rezoning or site plan is proposed with this application. In July 2013, City Staff verified that all requirements of the RC have been (Exhibit A- Staff Correspondence).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-3-CO-NP, RR-CO-NP, MF-1-CO-NP	Multifamily
<i>North</i>	P-NP	City park
<i>South</i>	P-NP, GO-NP, MF-4-NP	City park, Floodplain
<i>East</i>	MH-NP	Mobile home community
<i>West</i>	SF-3-NP, MF-3-NP	Undeveloped, Multifamily

**RELATED CASE NUMBERS:**

C14-93-0134 – 1<sup>st</sup> Reading Approved 12/02/93; 2<sup>nd</sup> & 3<sup>rd</sup> Approved 12/16/93. Request: SF-3 to MF-3. Approved per PC Recommendation: To grant MF-3-CO (Max 302 dwelling units) & RR, Rural Residence, for the area in the floodplain (CO: No development within 75' of the creek centerline; IPM Program).

C14-95-0014 – Approved on all 3 readings 03/30/95. Request: RR-CO to MF-1. Approved per PC Recommendation: To grant MF-1-CO with conditions being that no residential units be constructed on the 0.530-acre site and that it be utilized only as access across the existing floodplain.

**NEIGHBORHOOD ORGANIZATIONS:**

Edward Joseph Developments, LTD.  
Friends of the Emma Barrientos MACC  
Heritage Hills / Windsor Hills Neighborhood Contact Team  
North Growth Alliance

**CITY COUNCIL DATE & ACTION:**

August 7, 2014:

**ORDINANCE READINGS:** 1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>      **ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

**PHONE:** 974-2122



## City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning and Development Review Department  
P.O. Box 1088, Austin, Texas 78767

EXHIBIT  
A

2/3

July 15, 2013

Matthew Borah  
Locke Lord LLP  
600 Congress Avenue, Suite 2200  
Austin, TX 78701

Re: Restrictive Covenant  
Forest Park Apartments  
1088 Park Plaza

To Whom It May Concern:

The property at 1088 Park Plaza [LOT 1 BLK A \* LESS .5582AC WINDCREST PARKSIDE SUBD] also known as *Forest Park Apartments* was subject to a Restrictive Covenant recorded in vol. 12097, pg. 142 of the Real Property Records of Travis County, Texas which required the developer to prepare and submit an Integrated Pest Management Plan to appropriate City of Austin environmental review staff at the time of site plan submittal.

The existing multi-family residential development was authorized by site plan SP-95-0274C, approved 03/01/1996. Approval of this site plan indicates that the conditions of the agreement outlined in this Restrictive Covenant were satisfied.

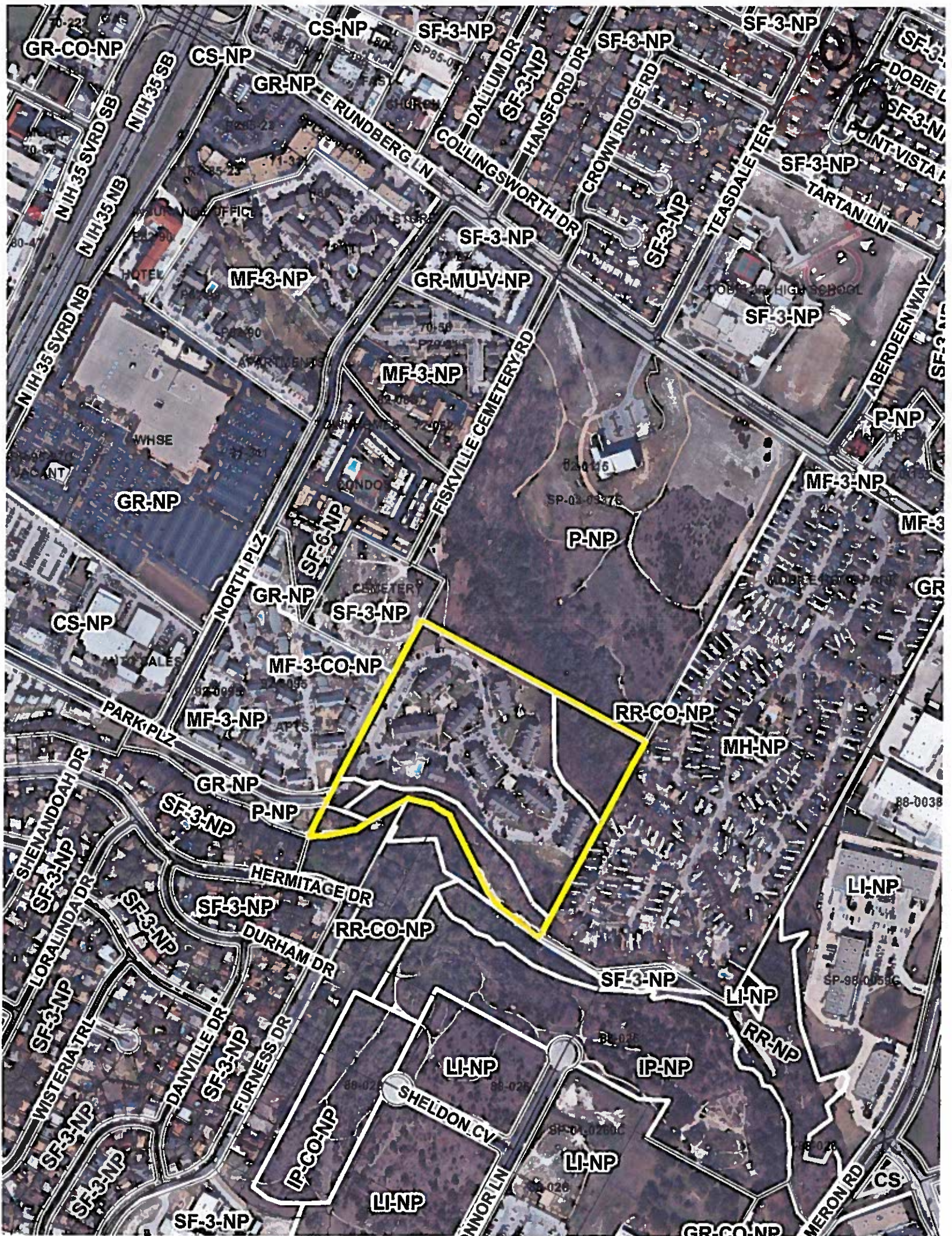
If you have any additional questions, feel free to contact me at 512-974-2769 or [christopher.johnson@austintexas.gov](mailto:christopher.johnson@austintexas.gov)

Sincerely,

Christopher Johnson,  
Development Assistance Center Manager









EXHIBIT

D

FILM CODE

Zoning Case No. C14-98-0184

00005076797

RESTRICTIVE COVENANT

OWNER: EDWARD JOSEPH DEVELOPMENT, LTD., a Texas limited partnership.

ADDRESS: c/o Strasburger & Price, L.L.P., 2600 One American Center, 600 Congress Avenue, Austin, Texas 78701-8288, Attn: Richard Suttie.

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Tract 1: 15.21 acre tract of land out of the William Wilks Survey No. 29, said 15.21 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

Tract 2: 3.24 acre tract of land out of the William Wilks Survey No. 29, said 3.24 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 3: 5.38 acre tract of land out of the William Wilks Survey No. 29, said 5.38 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions as conditions of zoning for the Property;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its successors and assigns.

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, the owner shall prepare and submit an Integrated Pest Management (IPM) Plan for the proposed development to the Environmental and Conservation Services Department ("ECSD") for their review and approval. The sole purpose of the IPM is to control and monitor the use of pesticides within the development. ECSD review of the IPM shall be completed no later than 15 days after submittal.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

17902.11/UP/NOV/1978/121492

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REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12097 0142

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4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

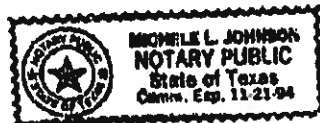
All citations to the Austin City Code shall refer to the Austin City Code of 1992, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

EDWARD JOSEPH DEVELOPMENT, LTD.  
a Texas limited partnership

BY: *Evan M. Williams* Date: 12/14/93  
Print Name: Evan M. Williams  
Print Name: General Partner

THE STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 14<sup>th</sup> day of December, 1993, by Evan M. Williams, as General Partner of EDWARD JOSEPH DEVELOPMENT, LTD., a Texas limited partnership, on behalf of said limited partnership.



*Michelle L. Johnson*  
Notary Public - State of Texas

Printed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

After Recording, Please Return to:

City of Austin  
Department of Law  
P. O. Box 1088  
Austin, Texas 78767  
Attention: Joe Jimenez, Legal Assistant

37983.1/57/003/1826/121692

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REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12097 0143

C1/8

# BUSH SURVEYING, INC.

1904 Fortview Road  
Austin, Texas 78704  
Phone (512) 442-0930  
Fax (512) 442-1084  
NOVEMBER 23, 1993

FIELD NOTE DESCRIPTION OF 15.21 ACRES OF LAND OUT OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS (93.230 ACRES) SAVE AND EXCEPT (1.5547 ACRES) AND AS CONVEYED TO EDWARD JOSEPH DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 10534 PAGE 15 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.38 ACRES LYING BETWEEN TWO AREAS DEFINED AS FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 480624 0120 E, DATED JUNE 16, 1993, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the East line of the Fiskville Public Cemetery for the Northwest corner of that certain tract of land described as (93.230 acres) Save and Except (1.5547 acres) and as conveyed to Edward Joseph Development, Inc. by deed recorded in Volume 10534 Page 15 of the Real Property Records of Travis County, Texas, and being the southerly Southwest corner of that certain (47.270 acre) tract of land conveyed to the City of Austin by deed recorded in Volume 11959 Page 2075 of the Real Property Records of Travis County, Texas, same being the Northwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the North line of said Edward Joseph Development, Inc. tract and the South line of said City of Austin tract S 60 deg. 22' 00" E 551.39 ft. to a point for the Northeast corner of this tract;

THENCE over and across the interior of said Edward Joseph Development, Inc. tract with a line defining the approximate limits of the 100 year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 16, 1993, the following six (6) courses:

- 1) S 27 deg. 22' 07" E 187.43 ft. to a point;
- 2) S 15 deg. 44' 12" E 57.49 ft. to a point;
- 3) S 04 deg. 08' 43" E 182.07 ft. to a point;
- 4) S 33 deg. 34' 10" E 98.00 ft. to a point;
- 5) S 49 deg. 38' 23" E 127.22 ft. to a point;
- 6) S 37 deg. 23' 00" E 110.60 ft. to a point in the East line of said Edward Joseph Development, Inc. tract and for the easterly Northeast corner of this tract;

THENCE with the East line of said Edward Joseph Development, Inc. tract, S 29 deg. 45' 43" W 416.74 ft. to a point for the Southeast corner of this tract;

THENCE over and across the interior of said Edward Joseph Development, Inc. tract with a line defining the approximate limits of the 100 year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 16, 1993, the following twelve (12) courses;

- 1) N 45 deg. 36' 00" W 56.67 ft. to a point;
- 2) N 36 deg. 31' 57" W 185.47 ft. to a point;
- 3) N 44 deg. 39' 42" W 95.66 ft. to a point;
- 4) N 47 deg. 03' 57" W 226.00 ft. to a point;
- 5) N 38 deg. 44' 22" W 116.38 ft. to a point;
- 6) N 58 deg. 55' 06" W 72.28 ft. to a point;
- 7) N 81 deg. 34' 33" W 128.55 ft. to a point;
- 8) N 72 deg. 47' 08" W 67.04 ft. to a point;
- 9) N 61 deg. 38' 00" W 75.78 ft. to a point;
- 10) S 85 deg. 29' 25" W 80.89 ft. to a point;
- 11) N 79 deg. 47' 37" W 54.18 ft. to a point;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

"EXHIBIT A" - Page 1 of 2

12097 0144



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Page 2  
15.21 acres

- 12) S 80 deg. 26' 19" W 78.12 ft. to a point in the West line of said Edward Joseph Development, Inc. tract and in the East line of Lot 2-B, Courtland Place 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 16 Page 256 of the Plat Records of Travis County, Texas, being the Southwest corner of this tract, and from which the Southeast corner of said Lot 2-B bears S 28 deg. 53' 58" W 70.89 ft.;

THENCE with the common line of said Edward Joseph Development, Inc. tract and said Lot 2-B, N 28 deg. 53' 58" E 525.77 ft. to a point for the Northeast corner of said Lot 2-B and the Southeast corner of the Fiskville Public Cemetery;

THENCE N 29 deg. 28' 26" E 259.54 ft. to the PLACE OF BEGINNING, containing 15.21 acres of land.

SURVEYOR'S NOTE: The above described tract of land represents an area lying between two approximate floodplain areas only as defined by the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 16, 1983, and does not reflect any on-the-ground field work nor specific engineering floodplain study.

PREPARED FROM RECORD: November 23, 1993.



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*Timothy D. Hearlidge*  
Registered Professional Land Surveyor No. 5036

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12097 0145

"EXHIBIT A" - Page 1 of 2

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# BUSH SURVEYING, INC.

1904 Fairview Road  
Austin, Texas 78704  
Phone (512) 442-0880  
Fax (512) 442-1084

NOVEMBER 23, 1993

FIELD NOTE DESCRIPTION OF 3.34 ACRES OF LAND OUT OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS (93.230 ACRES) SAVE AND EXCEPT (1.557 ACRES) AND AS CONVEYED TO EDWARD JOSEPH DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 10534 PAGE 15 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.34 ACRES BEING AN AREA DEFINED AS FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 480624 0120 E, DATED JUNE 18, 1993, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the common line of that certain tract of land described as (93.230 acres) Save and Except (1.557 acres) and as conveyed to Edward Joseph Development, Inc. by deed recorded in Volume 10534 Page 15 of the Real Property Records of Travis County, Texas, and of that certain (47.270 acre) tract of land conveyed to the City of Austin by deed recorded in Volume 11959 Page 2075 of the Real Property Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING of the herein described tract, and from which the Northwest corner of said Edward Joseph Development, Inc. tract bears N 60 deg. 22' 00" E 551.39 ft.;

THENCE with the North line of said Edward Joseph Development, Inc. tract and the South line of said City of Austin tract, S 60 deg. 22' 00" E 614.49 ft. to a point for the Northeast corner of said Edward Joseph Development, Inc. tract and the Northeast corner of this tract;

THENCE with the East line of said Edward Joseph Development, Inc. tract, S 29 deg. 45' 43" W 403.11 ft. to a point for the Southeast corner of this tract;

THENCE over and across a portion of said Edward Joseph Development, Inc. tract with a line defining the approximate limits of the 100 year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 18, 1993, the following six (6) courses;

- 1) N 37 deg. 23' 00" W 110.60 ft. to a point;
- 2) N 49 deg. 30' 23" W 127.22 ft. to a point;
- 3) N 33 deg. 34' 10" W 98.00 ft. to a point;
- 4) N 04 deg. 08' 43" W 182.07 ft. to a point;
- 5) N 15 deg. 44' 12" W 57.49 ft. to a point;
- 6) N 27 deg. 22' 07" W 187.43 ft. to the PLACE OF BEGINNING, containing 3.34 acres of land.

SURVEYOR'S NOTE: The above described tract of land represents an area of approximate floodplain only as defined by the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 18, 1993, and does not reflect any on-the-ground field work nor specific engineering floodplain study.

PREPARED FROM RECORD: November 23, 1993.



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Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12097 0146

"EXHIBIT B"

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11

**BUSH SURVEYING, INC.**

1004 Fortview Road  
Auburn, Texas 71704  
Phone (817) 442-0600  
Fax (817) 442-1084  
NOVEMBER 23, 1993

FIELD NOTE DESCRIPTION OF 5.36 ACRES OF LAND OUT OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS (93.230 ACRES) SAVE AND EXCEPT (1.8547 ACRES) AND AS CONVEYED TO EDWARD JOSEPH DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 10534 PAGE 15 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.36 ACRES BEING AN AREA DEFINED AS FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 480624 0120 E, DATED JUNE 16, 1993, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point in the East line of that certain tract of land described as (93.230 acres) Save and Except (1.8547 acres) and as conveyed to Edward Joseph Development, Inc. by deed recorded in Volume 10534 Page 15 of the Real Property Records of Travis County, Texas, and for the Southeast corner of Lot 2-B, Courtland Place 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76 Page 256 of the Plat Records of Travis County, Texas, being the PLACE OF BEGINNING of the herein described tract;

THENCE with the common line of said Edward Joseph Development, Inc. tract and said Lot 2-B, N 28 deg. 53' 58" E 70.89 ft. to a point for the Northwest corner of this tract, and from which the Northwest corner of said Edward Joseph Development, Inc. tract bears N 38 deg. 53' 58" E 525.77 ft. and N 29 deg. 28' 26" E 259.54 ft.;

THENCE over and across the Edward Joseph Development, Inc. tract with a line defining the approximate limits of the 100 year flood plain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 16, 1993, the following twelve (12) courses;

- 1) N 80 deg. 26' 19" E 76.12 ft. to a point;
- 2) S 79 deg. 47' 37" E 54.18 ft. to a point;
- 3) N 85 deg. 28' 25" E 80.85 ft. to a point;
- 4) S 61 deg. 18' 00" E 75.76 ft. to a point;
- 5) S 72 deg. 47' 50" E 67.04 ft. to a point;
- 6) S 81 deg. 34' 33" E 128.85 ft. to a point;
- 7) S 58 deg. 55' 06" E 72.28 ft. to a point;
- 8) S 38 deg. 44' 22" E 116.38 ft. to a point;
- 9) S 47 deg. 03' 57" E 226.60 ft. to a point;
- 10) S 44 deg. 39' 42" E 95.68 ft. to a point;
- 11) S 36 deg. 31' 57" E 185.47 ft. to a point;
- 12) S 45 deg. 36' 00" E 56.67 ft. to a point in the East line of said Edward Joseph Development, Inc. tract for the Northeast corner of this tract;

THENCE with the East line of said Edward Joseph Development, Inc. tract, S 29 deg. 43' 43" W 162.33 ft. to a point for the Southeast corner of this tract;

THENCE over and across the interior of said Edward Joseph Development, Inc. tract, with the South line of this tract and in the proximity of Little Walnut Creek, the following three (3) courses;

- 1) N 45 deg. 20' 39" W 521.41 ft. to a point;
- 2) N 26 deg. 52' 29" W 195.88 ft. to a point;
- 3) S 83 deg. 33' 53" W 217.62 ft. to a point of intersection with a Westerly line of said Edward Joseph Development, Inc. tract, for a corner of this tract;

THENCE with a West line of said Edward Joseph Development, Inc. tract, N 29 deg. 09' 00" E 210.15 ft. to a point in the centerline of Little Walnut Creek for a corner of this tract;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

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Page 2  
5.38 acres

THENCE with the centerline of Little Walnut Creek, the following two (2) courses;

- 1) S 61 deg. 00' 10" W 303.21 ft. to a point;
- 2) S 89 deg. 05' 08" W 174.76 ft. to a point;

THENCE leaving Little Walnut Creek with the West line of said Edward Joseph Development, Inc. tract, N 28 deg. 53' 58" E 250.55 ft. to the PLACE OF BEGINNING, containing 5.38 acres of land.

SURVEYOR'S NOTE: The above described tract of land represents an area of approximate floodplain only as defined by the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0120 E, dated June 16, 1993, and does not reflect any on-the-ground field work nor specific engineering floodplain study.

PREPARED FROM RECORD: November 23, 1993.



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Timothy D. Hearlidge

Registered Professional Land Surveyor No. 5036

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12097 0148

"EXHIBIT C" - Page 2 of 2



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FILED

94 JAN -6 PM 12:49

DANA DEERGAARD  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

NOTICE: This document was FILED in the Public Records of Travis County, Texas, on the date and at the time stamped herein by the clerk and duly RECORDED. In the Volume and Page of the above RECORDS of Travis County, Texas, as

JAN 6 1994

 *Lane Williams*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

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